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Tresaith

, Llysworney, The Vale Of
Glamorgan, CF71 7NQ

Tresaith

Asking price **£499,000**

A deceptively large five bedroom family home situated in the heart of Llysworney village, Offering well presented accommodation throughout and south facing enclosed rear garden.

Extended five bedroom semi detached family home

Deceptively spacious living and bedroom accommodation

Well presented accommodation throughout

Impressive open plan kitchen/dining/living area

South facing landscaped rear garden

Off-road parking to front

Peaceful village setting with excellent commuting options

Ideal for a large or extended family

Viewings highly recommended





Situated in the heart of this conveniently located Vale village lies this deceptively large and well presented five bedroom family home. The property has undergone significant improvement by the current owners and an internal viewing is highly recommended.

The glazed entrance door gives access into entrance hallway, which has stairs to first floor with under stairs storage space. The hallway has high-quality, oak effect laminate wood flooring which continues throughout the ground floor. Off the hallway is a cloakroom housing a white two piece suite with white bevel edge tiling to three walls. The current owners have opened rooms at the rear of the house to create an impressive open plan kitchen/breakfast/dining room with glazed doors and window enjoying views and access into the rear garden. The kitchen offers an extensive range of high gloss, cream coloured, base, wall mounted and larder units with honeycomb colour granite worksurfaces

extending to a breakfast bar area. Integrated appliances include double oven, halogen hob with cooker hood over, dishwasher and fridge/freezer. The dining room is semi-open plan to the lounge. The lounge with additional door from the entrance hall, has a bow window to front plus a woodburning stove set on a slate tiled hearth with feature stone wall surround.

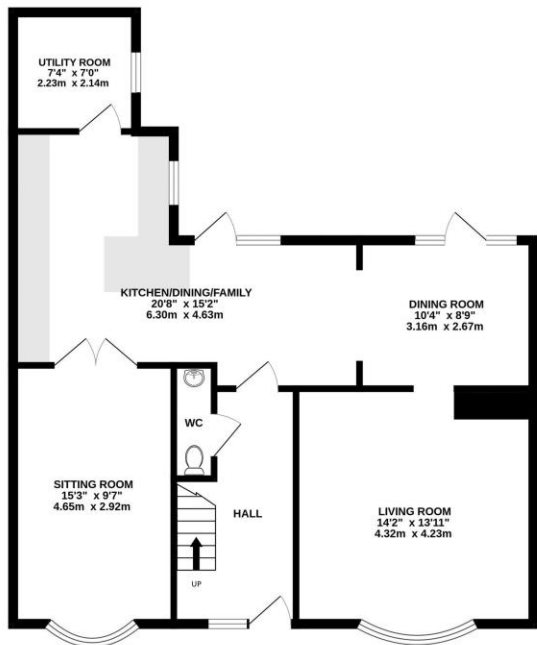
Glazed double doors from the kitchen lead into a sitting room, currently used as home office/ playroom and has a bow window to front. A glazed door from the kitchen leads into a utility room with a continuation of the same units and worksurface as the kitchen. Space and plumbing for white goods and housing a 'Worcester' oil fired central heating boiler.

The first floor landing with loft inspection point gives access to the bedroom accommodation. The property boasts four double bedrooms, the fifth bedroom is a single bedroom/study. Bedroom one is located at the rear of the property and

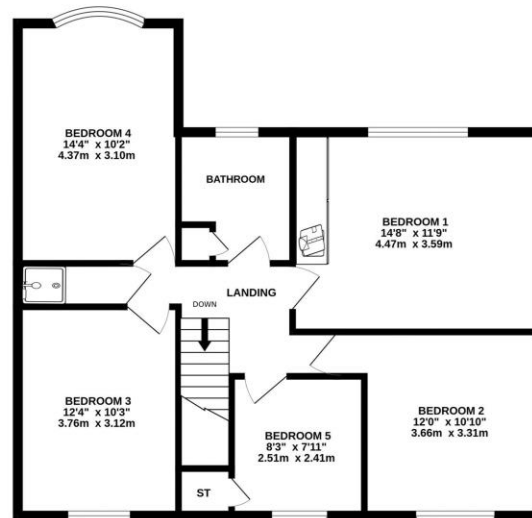
enjoys views over the garden and into farmland beyond and has a fitted range of wardrobe furniture. Bedroom two has a box bay window enjoying the same views as bedroom one. Bedroom three, bedroom four and bedroom five are all located at the front of the property enjoying views over the village. Bedroom five has a built-in storage cupboard. The family bathroom with white three piece suite comprises of a double ended bath with an electric shower over, low level WC with hidden system and wash hand basin with mixer tap over. A fitted range of bathroom storage units. Finally, off the landing is a shower room housing a shower cubicle with rainfall shower over, with full tiling to floor and walls.

Outside to the front of the property is a brick pavia driveway offering parking space for 2/3 vehicles and a small lawn garden. To the rear is a South facing garden enjoying the sun throughout the day. An Indian sandstone laid patio extends from the property, with steps up to a landscaped garden with further paved and lawn areas. The garden is bordered by overlap wood fencing and stone walling.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1759 sq.ft. (163.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Cowbridge travel West along the A48. At Pentre Meyrick crossroads turn left, Continue on this road into Llysworney village. Turn right opposite 'Hiraeth' where Tresaith will be found on the left-hand side indicated by our for sale board.

Tenure

Freehold

Services

Mains water, drainage and electricity, oil fired central heating.
Council Tax Band G
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

